

1975

# Campus and Building Committee Report

University of Texas at Tyler

C. Campus and Building Committee - Regent Neal E. Velvin

1. Construction Progress, Phase I

REPORT: The following is a progress report on Phase I construction:

General: The several work activities are progressing well and in general on schedule. The progress at the Student Center and the Power Plant is the most evident in that the second floor has been poured for the Student Center and the brick work is near complete on the Power Plant.

Power Plant: Progress on this facility has been very good since April 30, 1975. Progress during May '75 consists of receipt and setting of the two heating water boilers, fabrication of internal piping, placement (underground) of the fuel oil storage tank, and receipt of the motor control center.

Student Center: Considerable brick work has been done on this facility (approximately 25% complete). The roof deck is in place and the second floor has been poured. As a result, the air-handlers have been set and the duct work is in process. The space-frame for the skylight is in place and the interior dry-wall work is progressing satisfactorily.

Also, the structural steel tie-in between the Student Center and Administration Building is near complete.

Science/Math: The structural steel erection for this facility is complete except for final adjustments. As a result, slab, floor decking, and roof decking work will begin by July 7, 1975.

Physical Plant: The foundation and retaining wall is nearing completion on this building and will be ready to receive the remaining structural steel which is due for shipment June 25th. Other work activities at this facility are progressing satisfactorily.

Administration: The structural steel erection is complete, including the tie-in to the Science/Math facility, except for minor adjustments. Ground floor slab work is in process and parts of the 2nd, 3rd, and roof deck work is progressing satisfactorily.

Site Work: This work is progressing reasonably well considering the wet ground conditions. The Contractor has executed most of the work as approved by R-41, removal and disposal of specimen trees.

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: Received as information.

## 2. Pending Construction Revisions

REPORT: There are several revisions under consideration at the present time that will probably exceed \$2,000.00. Presently, we do not have the Contractor's proposal and the Architect's subsequent recommendation. However, they are listed below for your information:

R-22; Chemical Storage Room Modifications

R-35; Vault Modifications for Fiscal Dept. and  
Admissions Office

R-54; Fire/Security building alarm panels

R-55; Public Address system for Board of  
Regents Room and Auditorium

R-63; Trench for telephone cable

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: Received as information.



3. Topographic Survey

REPORT: As reported in the April 30, 1975 Board of Regents meeting, a topographic survey map will be required for the proper and accurate development of the Phase II construction documents and subsequent construction programs. During the April 30, 1975 meeting, it was determined that additional proposals should be solicited. As a result, the following firms have responded to the proposal request:

- a. J.I. Turney & Associates, Inc. @ \$10,950.00
- b. John Cowan & Associates, Inc. @ \$17,633.00
- c. Thompson & Associates @ \$24,976.00
- d. Jack L. Ward & Associates No response
- e. James H. May Engineering No response

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: That the Board of Regents, upon the recommendation of the Campus & Building Committee, approves the proposal of J.I. Turney & Associates, Inc. in the amount of \$10,950.00 for a topographic survey map with funds to be appropriated for construction, Phase II.



#### 4. Contract Changes

REPORT: The following contract changes are presented for ratification by the Board of Regents:

Contract Change No. 6: This change has been fully executed and distributed to all concerned parties. This contract change included only one revision (R-8) in excess of \$2,000.00. R-8 was in the amount of \$3,436.00 to provide fabric wall covering in faculty and Board of Regents rooms.

Contract Change No. 7: This change has been fully executed and distributed to all concerned parties. This contract change included two revisions (R-32 and R-52) in excess of \$2,000.00. R-32 was in the amount of \$7,441.00 to provide shelf standards and back-up studs to accommodate future shelving. R-52 was in the amount of \$2,417.00 to provide certain telephone conduit additions and modifications.

Contract Change No. 8: This change has been fully executed and distributed to all concerned parties. This contract change included only one revision (R-5) in the amount of \$18,850.00 for the substitution of monolithic curb and gutter at a unit price of \$1.45 per linear foot.

A copy of each of these contract changes is attached as Exhibits A, B, and C, respectively.

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: That the Board of Regents, upon the recommendation of the Campus & Building Committee, does hereby ratify construction contract changes Nos. 6, 7, and 8.



432

5. Construction of Athletic Fields

REPORT: Revision No. 4 was initiated on September 27, 1974 to obtain a proposal from the Contractor relative to the construction of athletic fields. On February 24, 1975 the Contractor provided his proposal and the Architect recommended Owner acceptance. Specifically, the Contractor provided his proposal as follows:

- a. Grading, walks, two (2) basketball courts and four (4) tennis courts @ \$132,066.00.
- b. Grading, walks, one (1) basketball court and two (2) tennis courts @ \$91,134.00.

However, with the limited construction contingency funds, the staff decided to hold this revision in abeyance until a later date at which time a separate bid package would be assembled. Also, the source of funds has not been defined.

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: That the Board of Regents, upon the recommendation of the Campus & Building Committee, does hereby authorize the Physical Plant Department to proceed with the development and assembly of the contract documents with Caudill-Rowlett-Scott, Inc. at a maximum cost for extra services of \$3,000.00 for subsequent receipt of bids so that award may be made upon definition of funds in the anticipated amount of \$150,000.00.



2156

6. Construction Procedures Manual

REPORT: On April 9, 1975 all Board of Regents members were provided a copy of the Construction Procedures Manual. As previously reported to the Board of Regents, this manual has been prepared to formulate an effective policy whereby construction projects at Tyler State College/Texas Eastern University may be (1) initiated, (2) reviewed for institutional requirements, (3) budgeted by sound fiscal policy, and (4) implemented and administered from project development to facility occupancy.

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: That the Board of Regents, upon the recommendation of the Campus & Building Committee, does hereby approve the Construction Procedures Manual as a policy statement for subsequent construction programs.



437

7. Program of Requirements, Phase II

REPORT: The Program of Requirements is presently being developed for the forthcoming construction program. This Program of Requirements (P.O.R.) will define the institutional requirements for the three (3) facilities to be constructed under the recently appropriated funds. The P.O.R. will be indexed as follows:

1. Introduction
2. Project Justification
3. Proposed Facilities to be Constructed
4. Basic Assumptions
5. Design Concepts & Architectural Considerations
6. Facility Requirements
7. Assigned Building Areas
8. Utilities
9. Parking Lot & Road Improvements
10. Estimated Cost of Project
11. Project Architect/Engineer Responsibilities
  - a. Preliminary Design Phase
  - b. Detail Design Phase
  - c. Bidding & Construction Award Phase
  - d. Project Schedule
12. Schematic Drawings
  - a. Facility Location Map
  - b. Library Building
  - c. Business Building
  - d. Science/Math Building



As previously mentioned, the P.O.R. is being developed by the Staff and will be reviewed and approved by the Administration for submission to the Board of Regents, with a recommendation from the Campus & Building Committee.

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: Received as information.



439

8. Selection of Architect for General Construction, Phase II

REPORT: The selection of a Project Architect for Tyler State College Phase II construction program is one of the most vital decisions that can help ensure the ultimate success of our building program. The realization of our goals for our construction program is largely based upon the selection of an appropriate architect who can and will meet the demands of the project. The demands can best be met when the Project Architect possesses and has demonstrated the following abilities:

1. Professional and technical competence in design and construction.
2. Innovative means of solving design problems.
3. Work within a prescribed budget.
4. Work within a prescribed time schedule.
5. Effectiveness of working with Tyler State College personnel.
6. Familiarity with building type problems.
7. Professional and personal integrity in performing architectural/engineering services.
8. Initiative generated by interest in the project.

Therefore, the following three (3) architectural firms are listed, in order of preference, for the design of the Business Building, Library - Part A, and the Science/Mathematics Building Additions:

1. Preston M. Geren Architect & Engineers and Associates  
Fort Worth, Texas
2. Bartlett Cocke & Associates, Architects, Inc.  
San Antonio, Texas
3. Harper-Kemp-Clutts-Parker  
Architecture and Planning  
Dallas, Texas

The Project Architect commissioned will be responsible for the total design of the three (3) facilities to a point 5' exterior to the facility. A Project Engineer will be commissioned at a later date to provide the required design documents for (1) utility line extensions (chilled and heating water, domestic cold water, natural gas, electrical, etc.); (2) parking lots; (3) street and curb/gutter extensions; (4) Power Plant expansion, etc. Briefly, the advantages of commissioning a separate Project Engineer are:

1. The Owner will select the engineer rather than the architect.
2. An engineering firm can be selected that has expertise in the required disciplines rather than an "architect oriented" engineer that specializes in building design.



- 2740
3. The Project Engineer will be commissioned to study the:  
(1) Installed capacity of Power Plant, (2) Operating characteristics and parameters of the Power Plant and the distribution system, (4) Projected requirements of subsequent construction programs, etc.
  4. Better land utilization and organization relative to location of underground utilities.
  5. The Owner selection of a Project Engineer at this stage of development of Tyler State College could provide an opportunity for continuity of quality engineering services in subsequent construction phases by continuing the appointment of the same engineering firm.

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: That the Board of Regents, upon the recommendation of the Campus & Building Committee, approve the selection of Preston M. Geren, Architect & Engineer and Associates to provide the total design for the Business Building, Library - Part A, and the Science/Mathematics Building Addition and enter into contract with Preston M. Geren, Architect & Engineer and Associates for architectural services with funds to be appropriated for construction, Phase II.

9. Parking Lot No. 2 (North Campus)

REPORT: Parking Lot No. 2 (north of main building) is collapsing due to the apparent deterioration of the corrugated steel storm sewer pipe. Presently, an area approximately 10' wide and 60' long is depressed and is quickly becoming hazardous to pedestrians and vehicles.

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: That the Board of Regents, upon recommendation of the Campus and Building Committee, authorize the Administration to seek the required funds from the Tyler State College Educational Foundation to make the appropriate repairs to the storm sewer pipe; further, to authorize the Tyler State College staff to seek professional advice on the required repairs and a subsequent cost estimate.



442

10. Caudill Rowlett Scott Statement for Architectural Services

REPORT: Enclosed as Exhibit "D" is a statement from Caudill Rowlett Scott dated April 30, 1975, in the amount of \$33,723.76 for services rendered. The statement has been verified as correct according to the terms of the architectural contract.

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

BOARD ACTION: That the Board of Regents, upon the recommendation of the Campus and Building Committee, does hereby approve for payment the Caudill Rowlett Scott statement for architectural services dated April 30, 1975, in the amount of \$33,723.76.